

## WARRANTY DEED

52-0-21 ✓

45-40

**Know all Men by these Presents,**

002764

**That** DANIEL H. PINNETTE and JEFFREY S. JACQUESNOT TRANSFER  
TAX PAID

in consideration of ONE (\$1.00) DOLLAR and Other Valuable considerations

paid by JEFFREY S. JACQUES

whose mailing address is

Fairfield, Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said JEFFREY S. JACQUES

his heirs and assigns forever,

A CERTAIN LOT or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

BEING LOT #1 as shown on a Survey Plan entitled "Coolidge Street Subdivision" prepared by Rowe and Wendell dated May, 1987 and recorded in the Kennebec County Registry of Deeds on June 12, 1987 in Plan File D-87097. This Lot contains 29.344 square feet.

ALSO conveyed herewith is a right of way in common with others for purposes of ingress and egress to and from the above described Lot to Washington Street.

THE above described premises are conveyed subject to the following restrictions which shall run with the land and be binding upon the Grantees herein and their successors and assigns:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuilding shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than forty thousand (\$40,000.00) dollars shall be built on said land, and no building, including garages shall be erected or placed on any part of said land within thirty (30) feet of the street and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. The exterior of any building constructed on the premises shall be completed within one (1) year from the date of issuance of the City of Waterville building permit.

REFERENCE is made to a City of Waterville Certificate of Variance dated October 14, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3255, Page 248.

BEING a portion of premises described in a Warranty Deed from Richard Cloutier and Gertrude M. Cloutier to Jeffrey S. Jacques and Daniel H. Pinnette dated June 10, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3170, Page 118.

in the above described premises, have hereunto set our hands and seals this 16th day of the month of February, A.D. 1988.

Signed, Sealed and Delivered  
in presence of

*Marguerite L. Weymouth*

*Daniel H. Pinnette*  
DANIEL H. PINNETTE

*Marguerite L. Weymouth*

*Jeffrey S. Jacques*  
JEFFREY S. JACQUES

State of Maine, County of Kennebec

BB: February 16, 1988

Then personally appeared the above named

DANIEL H. PINNETTE and JEFFREY S. JACQUES

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*Marguerite L. Weymouth*  
Notary Public  
Attorney at Law

Printed Name, \_\_\_\_\_



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